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Process No.	Applicant Name
<a href="#">99-499</a>	<a href="#">CHARLES F. REBOZO</a>
<a href="#">01-160</a>	<a href="#">TAZ INVESTMENTS LLC</a>
<a href="#">01-333</a>	<a href="#">ROBERT BOREK, ET AL.</a>
<a href="#">01-420</a>	<a href="#">LANDAQ, INC.</a>
<a href="#">02-108</a>	<a href="#">RALPH FEUERRING, ET AL</a>
<a href="#">02-164</a>	<a href="#">CW2 LTD.</a>
<a href="#">02-178</a>	<a href="#">CHARLES &amp; JO ELLEN CHAMBERS</a>
<a href="#">02-188</a>	<a href="#">HABITAT FOR HUMANITY OF GREATER MIAMI, INC.</a>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/30/02 TO THIS DATE:

HEARING NO. 02-7-CZ15-1 (02-108)

17/18-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: RALPH FEUERRING, ET AL

AU to RU-1M(a)

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 18, Township 56 South, Range 40 East; AND: The east  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 18, Township 56 South, Range 40 East; AND: The west  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 18, Township 56 South, Range 40 East; AND: The east  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 18, Township 56 South, Range 40 East; AND: That portion of the west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 17, Township 56 South, Range 40 East, lying W/ly of the following described Florida Turnpike right-of-way: Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said section, as a basis of bearings for 224.76' to the intersection with the W/ly right-of-way line of S. R. #821 (Homestead Extension of Florida's Turnpike) as shown on the Florida State Department of Transportation Right-of-Way map, Section No. 87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N0°48'42"W along said west right-of-way line for 1,332.49' to the north line of SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 17; thence N89°16'30"E along the north line of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 17 for 300' to the intersection with the E/ly line of said S. R. No. 821 (Homestead Extension of Florida's Turnpike); thence S0°48'42"E for 1,333.04' to the south line of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W for 300' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 232 Street and theoretical S.W. 110 Avenue, and lying on both sides of S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 39.76 Net Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/4/02 TO THIS DATE:

HEARING NO. 02-3-CZ15-3 (99-449)

23-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: CHARLES F. REBOZO

- (1) AU & BU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 18 parking spaces (81 parking spaces required).
- (4) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS requiring a 7' wide landscape strip where parking abuts a right-of-way and a 5' wide landscaping strip where the parking lot abuts a residentially zoned property; to waive same along the interior side (south and Northeast) property lines and along a portion of the rear (east) property line.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential zone; to waive same along the interior side (south, NE/ly & NW/ly) property lines.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a wall to be setback 10' from the rear (east) property line on a through lot; to waive same to permit the wall to be on the property line.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS requiring the section line road for S.W. 127<sup>th</sup> Avenue to be 100' in width; to vary same to permit a right-of-way width of 35' (50' required) on the west side of S.W. 127<sup>th</sup> Avenue.

OR IN THE ALTERNATIVE TO REQUEST #7, THE FOLLOWING:

- (8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed auto service garage to setback 5' (20' required) from the rear (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Charles F. Rebozo Treasure Auto Sales & Leasing," as prepared by De La Pezuela & Associates, dated 11/17/01 and hand revised 1/4/02 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: LOT 1, Deed book 3949, Page 232: All of the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East, which lies SE/ly of, and immediately adjacent to the SE/ly right-of-way line of State Road No. 5, as shown on the State Road Department right-of-way Map, Section 8702-108, Road No. 5, Plat book 50, Page 39, except the property heretofore conveyed by the Grantors herein to the Grantees herein on August 7, 1952, by Warranty Deed recorded in Deed Book 3634, Page 286. AND: LOT 2, Deed book 3634, Page 286: That part of Section 23, Township 56 South, Range 39 East described as follows:

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APPLICANT: CHARLES F. REBOZO

PAGE TWO

Beginning at a point on the SE/ly side of State Highway #5 and other land of the grantors herein 159.61' in a SW/ly direction from the point at which the SE/ly side of the said State highway #5 intersects the E/ly section line of Section 23, Township 56 South, Range 39 East, Plat book 50, Page 82; thence in a NW/ly direction along the right-of-way of said highway 79.87' to a point; thence continuing along the right-of-way of said highway in a SW/ly direction 150' to a point; thence at right angles to tangent of said highway, in a SE/ly direction along other lands of the grantor herein 246.21'± to a point on the N/ly property line of Vina Smith; thence E/ly along Smith's land 96.67'± to the E/ly line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said section line in a N/ly direction 111.84'± to a point on a line which would be the continuation of the right-of-way line running SE/ly and NW/ly aforementioned as extended in a SE/ly direction to its intersection with the E/ly section line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said line in a NW/ly direction 157.64'± to the Point of beginning in the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East.

LOCATION: 23333 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.03 Acres

AU (Agricultural – Residential)

BU-2 (Business – Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/4/02 TO THIS DATE:

HEARING NO. 02-4-CZ15-1 (01-160)

5-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: TAZ INVESTMENTS LLC

- (1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4ZAB-162-92 and only as it applies to the subject property.
- (2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions from the subject property so the applicant may develop the property under the present zoning regulations for the underlying zones.

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION 11, Plat book 142, Page 51.

LOCATION: The south side of Broad Channel Road and approximately 400’ SE/ly of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)  
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/30/02 TO THIS DATE:

HEARING NO. 02-5-CZ15-1 (01-420)

18-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANT: LANDAQ, INC.

- (1) RU-1 & BU-1A to BU-1A
- (2) SPECIAL EXCEPTION to permit a site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS requiring a principal building to exist on a lot prior to permitting an accessory use; to waive same to permit an accessory use without a principal building.

Plans are on file and may be examined in the Zoning Department entitled "Goulds Station," as prepared by EGN, Inc., Engineering and dated revised 3/20/02 and consisting of 2 pages and one dated 11/25/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 25' of Lot 3 and all of Lots 4 through 7, Block 2, LINCOLN CITY SECTION "A", Plat book 46, Page 88. AND: The alley between Lot 7 and Lot 6 of Block 2, of LINCOLN CITY, SECTION "A", Plat book 46, Page 88, more particularly described as: Begin at the Northeast corner of Lot 7, Block 2, of LINCOLN CITY, SECTION "A", Plat book 46, Page 88, proceeding at N89°10'8"E for 20', thence S00°48'13"E for 80.37', thence S89°10'8"W for 20.34', thence closing to N0°48'13"W for 80.39'.

LOCATION: The Southeast corner of S.W. 216 Street & S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.83 Gross Acres

RU-1 (Single Family Residential)  
BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/30/02 TO THIS DATE:

HEARING NO. 02-6-CZ15-1 (01-333)

19-56-40 &  
24-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANTS: ROBERT BOREK, ET AL.

(1) AU to PAD

REQUEST #1 ON EXHIBITS "B" & "C"

(2) AU to EU-1

REQUEST #2 ON EXHIBIT "D"

OR IN THE ALTERNATIVE TO REQUESTS #1 & #2, REQUESTS #3 & #4 & #5

(3) AU to PAD

REQUEST #3 ON EXHIBIT "C"

AND:

(4) AU to RU-1

REQUEST #4 ON EXHIBIT "B"

(5) AU to EU-1

REQUEST #5 ON EXHIBIT "D"

SUBJECT PROPERTY: EXHIBIT "B": The NE ¼ of the SE ¼, less the north 902.55' and the north ½ of the SE ¼ of the SE ¼, less the street dedication, in Section 24, Township 56 South, Range 39 East. LESS that W/ly portion described as follows: Commence at the Southeast corner of the NE ¼ of the SE ¼ and run N0°37'15"W along the east line of the SE ¼ of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18'35"W along a line being 902.55' from the north line of the SE ¼ of said Section 24, measured at right angle for a distance of 1,009.78' to the Point of beginning; thence continue S88°18'35"W for a distance of 330.26' to a point; thence run S0°42'47"E for a distance of 757.84' to a point; thence run N88°09'38"E for a distance of 330.52' to a point; thence run N0°43'53"W, for a distance of 756.98' to the Point of beginning. EXHIBIT "C": The north ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the west 35' thereof. AND: The SW ¼ of the NW ¼ of the SW ¼ less the east 175' of the north 75' and the NW ¼ of the SW ¼ of the SW ¼ in Section 19, Township 56 South, Range 40 East. AND: The north ¾ of the west ½ of the east ½ of the SW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "D":

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HEARING NO. 02-6-CZ15-1 (01-333)

19-56-40 &  
24-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANTS: ROBERT BOREK, ET AL.

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Commence at the Southeast corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and run N0°37'15"W along the east line of the SE  $\frac{1}{4}$  of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18'35"W along a line being 902.55' from the north line of the SE  $\frac{1}{4}$  of said Section 24, measured at right angle for a distance of 1,009.78' to the Point of beginning; thence continue S88°18'35"W for a distance of 330.26' to a point; thence run S0°42'47"E for a distance of 757.84' to a point; thence run N88°9'38"E for a distance of 330.52' to a point; thence run N0°43'53"W, for a distance of 756.98' to the Point of beginning.

LOCATION: North of S.W. 248 Street and both sides of S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 53.85 Acres

AU (Agricultural – Residential)  
PAD (Planned Area Development)  
EU-1 (Estates 1 Family 1 Acre Gross)  
RU-1 (Single Family Residential)



HEARING NO. 02-9-CZ15-1 (02-164)

27-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: CW2 LTD.

AU to RU-TH

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 56 South, Range 39 East.

LOCATION: 13830 S.W. 260 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.15 Acres

AU (Agricultural – Residential)

RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 02-9-CZ15-2 (02-178)

27-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANTS: CHARLES & JO ELLEN CHAMBERS

AU to RU-TH

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 56 South, Range 39 East, together with that portion of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 27 described as follows: Begin at the Southwest corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 27; thence N89°39'16"E along the south line of said SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for 362'; thence N0°56'41"W for 302.5'; thence S89°39'16"W for 362' to a point on the west line of said SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence S0°55'41"E along the west line of said SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for 302.5' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 139 Avenue & theoretical S.W. 258 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13± Acres

AU (Agricultural – Residential)  
RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 02-9-CZ15-3 (02-188)

4-57-39  
Council Area 15  
Comm. Dist. 8

APPLICANT: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

RU-1 to RU-1M(a)

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the north  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , both parcels in Section 4, Township 57 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 154 Avenue and S.W. 286 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.58 gross acres

RU-1 (Single Family Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)